

Planning Board Minutes – September 21, 2017
Planning Board
Town of Riverhead
Suffolk County
Riverhead, New York

Minutes of September 21, 2017 of the Town of Riverhead Planning Board, held at the Town of Riverhead Town Hall, Riverhead, New York.

Chairman Stanley Carey called the meeting to order at 3:00 p.m.

PRESENT:

Stanley Carey, Chairman
Edward Densieski, Vice Chair
George Nunnaro
Richard O'Dea

ABSENT:

Vinnie Gaudiello
Joseph Baier
Jefferson V. Murphree, AICP

ALSO PRESENT:

Jeffrey Seeman, CEP/CGCS
Richard Ehlers, Esq.
Karin Gluth
Greg Bergman
Brad Hammond

3:00 PM MEETING

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. Glenwood Village I Office Building – Continued discussion of a preliminary site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village I retirement community with handicap access ramp, along with new septic system, lighting, landscaping, and stormwater management improvements on a parcel located in the Residence B-40 (RB40) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-22.3 and parts of SCTM No. 600-119-1-10.2. (Greg Bergman)

Kim Judd, attorney for the applicant, and Doug Adams were present. Greg Bergman stated this is a real quick recap to bring the Board up to speed. The applicant submitted a revised plan complying with setbacks in the zoning district. They made some landscaping changes and showed some lighting fixtures to be removed. In the staff report, I recommended they include a trash dumpster. Given refuse, they included a note to say the trash will be disposed of across the street at the recreation center. I don't see an issue with that. I have a resolution for approval. I just wanted to let you know they complied with recommendations by staff. Mr. Carey said OK, we will take up the resolution later.

2. Long Island Sports Park – Discussion of a preliminary site plan application to expand the use of the existing Calverton Links Golf Course, located at 149 Edwards Avenue, and more particularly described as SCTM No. 600-137-1-2.1. The site plan application lists a number of proposed uses for the property, including traditional golf, Frisbee golf, soccer golf, mini golf, paintball, marathon type runs, and festivals. The subject parcel is located within the Industrial C zoning use district. (Greg Bergman)

Charles Cuddy, attorney for the applicant, and Doug Adams, and Dean DelPrete, applicant, were present. Greg Bergman stated Planning received a preliminary application to expand the use of the existing Calverton Links. The Site Plan application proposed uses including Frisbee golf, traditional golf, paintball, runs and festivals. Golf courses as well as sports and recreational facilities are permitted in Industrial C. The parcel is an 82 acre site on the west side of Edwards Ave. It is presently improved with a 10,000 square foot clubhouse, 2,000 square foot office, 9 hole golf course, assorted maintenance buildings and pump houses. SEQRA was done, Mr. Seeman received the full EAF as requested but I haven't heard back about it. Since it's over 10 acres, it's Type 1. We will do a coordinated review from involved agencies. I wanted to bring up a few things on the site plan. Parking calculations are broken down into 3 categories. Activities with no runs, activities with a run, activities with a festival. Each of the proposed scenarios the applicant proposed calculations for parking which fits into the existing parking. It was noted in prior iteration that festivals/runs have up to 2,000 participants. The reason they provided parking to fit into the existing is to require a threshold to request a special permit from the Town Board. For day to day uses, existing parking is adequate. During high intensity uses, existing parking is not adequate. Mr. Carey asked how often the more intense uses will occur. Mr. Cuddy replied we aren't sure but probably around 5-6 per year. Mr. Bergman said the use of the catering facility, in correspondence dated 2/8/17, the clubhouse is described as being used for activities related to and including uses on the property. Code permits a café in the building as an accessory use but doesn't permit catering as an accessory use so weddings aren't permitted. Mr. Carey asked if a Frisbee wedding is allowed, Mr. Bergman replied yes. The site plan indicates a typical run pathway. Generally it encircles the property and stays toward the boundaries. The site plan stays outside of the 100 foot buffer from wetlands. We just suggest they put up some sort of physical means to prevent people from trouncing through the wetlands. Also noted the path of run crosses the main access. The applicant should clarify what safety procedures are in place to be sure of safe crossing. Mr. Densieski said just show the striping. Mr. DelPrete replied I don't recall it crossing that driveway. Typically, it's not necessary to cross the road. If we do we just staff it. Mr. Bergman said it was also noted there's a mapped Town of Riverhead freshwater wetland number 1211 along the east side of the property. On page 5 of the staff report, there's an image from GIS showing it. Although it was mapped in the 70's, the location and size could have changed so we recommend flagging it. We want to make sure participants are kept out of this sensitive area. Also noted in correspondence, the applicant mentioned setting up a second 9 hole golf course in the back half considered back 9. It's actually 2 separate parcels, one owned by Westbury Properties and the other owned by Bacci Calverton Links. These two are about 95 acres to the north and west of the subject property. The application only deals with the front 9. Any expansion requires an owners endorsement. Mr. Cuddy said there will be none.

Mr. Bergman said the site plan also provides sanitary calculations for day to day uses and office/retail use. It doesn't take into account any intense uses for runs/festivals. We ask they provide details how they handle that during more intense uses. Mr. Adams said we did the same as we did with the parking that we will have to file a Chapter 255 application and address all of that then with the Fire Marshal, sanitary, etc. Mr. Carey asked if the Board can make that a condition of events to have porta-potties. Mr. Bergman replied yes, once this application goes forward, if we establish these uses, would you limit the number of special events? For example would you be open to having a maximum of 10 per year or whatever number we come to? Mr. DelPrete asked why you would limit it. If you file a special use permit and if it passes it does, if it doesn't it doesn't. Mr. Carey asked if the Planning Board would comment. Mr. Bergman replied yes, once we circulate the Type 1 input we will circulate it to all involved agencies. Also, the attorney's office didn't find any restrictions in the title report that would hurt the uses. Mr. Carey asked if any of this was to be conveyed to the original owner. Mr. Adams pointed the area out on the plan. Mr. Cuddy said that's the parcel we discussed last year. They own it, we lease it. Mr. Adams asked what triggers the

coordinated review. Is it the 10 acres? Mr. Bergman replied it's a Type 1 action for SEQRA. Mr. Adams said they aren't proposing to construct anything so I just wanted to clarify that. The only thing different here with respect to the use is before it was golf course and permitted is recreation so they aren't really new uses. Be that as it may, a golf course could have an outing with way more people than originally included in parking calculations. Mr. Bergman said you're also stating uses that are different. Mr. Adams said if nothing he does ever exceeds what the parking/sanitary calculations can handle, the Chapter 255 isn't part of the Site Plan process. If the uses don't exceed what's here and anything over that is for 255, what's here now can handle the proposed uses. It's just when he has special events that he does a 255. None of these sanitary would be used because he would have porta-potty. I just want to make sure we aren't going through an unnecessary path and we aren't putting a shovel in the ground. Mr. Bergman said I can speak to Jeff Seeman and go over that. Mr. Adams said we will go wherever it has to go but I just want to make sure it has to go that way.

Mr. Densieski asked if there was adequate screening between the homes and there. Mr. Adams replied yes, trees and a fence. Mr. Cuddy said getting past SEQRA, then where do we go? Mr. Bergman replied since they aren't proposing construction I'm not sure it requires a public hearing. If it's required then we will do that. Mr. Carey said we will follow up and keep it moving.

3. Riverhead Ford – Continued discussion of a preliminary site plan application to clear approximately 187,000 sq. ft. of wooded land in order to create a parking area for vehicles being sold by the automotive dealerships on site. The parcels are located at 1419 & 1423 Old Country Road, and Pulaski Street, Riverhead NY, and are more particularly described as SCTM Nos. 600-108-2-17.7 & 19.1 and 600-125-1-3.1. (Greg Bergman)

Jeff Butler, architect for the applicant, and Tom Williams, applicant, was present. Greg Bergman stated this is a continued discussion at the requirement of the Board after the September 7th public hearing. The Board wanted to discuss limits of clearing. We are just here to get the opinion of the Board. Mr. Carey said isn't there something with the lighting too? Tom Williams said no we aren't lighting it. Mr. Carey said so we are speaking about the clearing. Do you have to clear all of it? Mr. Williams replied yes. Just to give you the numbers, in 2011 was the first year we had GMC for a full year. We delivered 1,729 cars. In 2016 we delivered 2,555. We are ahead of that for this year already. Our numbers are multiplying. I have tractor trailers coming in. I've had 6 car carriers coming in at one time, they're huge. I have trucks parked 4 deep. When the snow comes I'm screwed. I have to move my entire lot to push snow. Being able to properly display everything is really our main goal. We are splitting at the seams. I never imagined this process would take this long. We started by thinking of clearing this a long time ago to at least get tractor trailers off the road. Mr. Carey asked how many acres he is clearing with lots 1 & 2. Jeff Butler replied lot one is 12,000 square feet and lot three is 114,000 square feet. Mr. Carey asked if all of that has to be cleared. Mr. Williams replied it will be full. Within two years it'll be completely full. Out of our new cars, 73% are leases. For every car I deliver it's not like I'll trade it in. Mr. Carey asked what if you fill all of this in. Mr. Williams replied that's a good problem to have. Mr. Carey asked what the rest of the Board's opinion is on clearing all of lot 3. Mr. Densieski asked if there is any residential around. Mr. Williams replied no, it's all industrial and parks. Mr. O'Dea asked if it's the industry now, they want you to have more cars. Every car dealer is packed, what has changed? Mr. Williams replied the people in Riverhead are nicer than the people up west. We are 188% more efficient. That's business in Riverhead in general, people want to come here. Mr. O'Dea said it's every car dealer needs more room over the past 2 years. Mr. Williams said when we bought Toyota we were doing 25 cars per month now its 225. Mr. Densieski asked what is in the wooded area now. Mr. Butler replied scrub pine. Mr. Densieski asked how many feet it is from the property line to the Town park. Mr. Williams said we gave you that property, we border it. Mr. Densieski asked if it will be public access. Mr. Butler replied yes, there's no gate. Mr. Carey said I understand the roadway but clearing everything is a lot. Mr. Nunnaro said there aren't a lot of nice trees in there. The caliber of what's in there isn't much. What's the possibility of leaving some on the edges? Mr. Bergman replied they're proposing a buffer on the eastern side. Mr. Butler replied the back side of the park is wooded too. Mr. Williams said the more woods we have the more vandalism we have. Mr. Carey said my position is I have no problem with lots 1 & 2 and I take exception to the full clearing of lot 3. The question is how can we

do that. Mr. Williams replied we can't. Mr. Bergman said we have a 25 foot buffer on each side, they're maintaining the clearing limits of the wetlands. Would you be amenable to delineate some parking spaces so we can get an idea of how many cars will go there? Mr. Bergman said what about a 10-foot buffer on the west side? Mr. Williams replied we do a lot of trucks and they take up a lot of space. We went through this and everyone said ok it's subject to a public hearing. To hear you want me back I was surprised. I thought everyone was on board with what was before you. Mr. Carey said I think the minutes will reflect that I asked about the clearing. Mr. Nunnaro said we have a buffer along the side. And now 10 feet along the Lowe's side. Stan, what did you have in mind? Mr. Carey replied it's a lot of clearing, maybe a bigger buffer or clear up to a certain point and see how things go. Mr. Williams replied I'm trying to be efficient. I need the space. Mr. Carey asked what would happen if you outgrow this space. Mr. Williams replied we own Toyota too, you'll see a lot of their cars. We will buy more property if we have to. Mr. Butler said when you go through the numbers, I don't think lots 1 & 2 do it for what's happening now. Mr. Williams said I don't have enough space for what's going on now. Mr. Butler said with the increase he has more employees, more demand with that, etc. Mr. Carey asked if there were any further questions from the Board. Mr. Densieski said I'm not real concerned about a buffer between Lowe's. What about moving the buffer from Lowe's to another place? Maybe more of a buffer up by the road? Mr. Williams replied I plan on putting commercial trucks up by the road for everyone leaving Riverhead Building Supply. I want to use it as a display because there's a lot of commercial traffic. Mr. Densieski said it's almost making a display area on Pulaski. Karin Gluth stated that shouldn't be there. Mr. Williams said I don't mean that, I want to do what I'm allowed to do. I follow all the rules. Mr. Carey asked if trucks can be displayed off Pulaski to which Mr. Bergman replied as a part of this application they have to merge a lot and they'd establish that use. I don't see why they can't. The way it's proposed and if they have the 10 foot buffer along the west side, you won't see much as you drive along Pulaski. Maybe 100 feet, if that. Mr. Carey said if you'd like we will move it along and bring up the resolution for a vote. I'm not sure what everyone else will do but I'm not a big fan of it. Mr. Williams replied I understand, I'm just trying to solve a problem. Mr. Bergman said the optional chain link fence, does the Board prefer one or no? Mr. Carey said I don't think there's anything back by Stotzky. Mr. Bergman said the fence would delineate the 25-foot buffer. I'm not sure he would even need privacy slats. Mr. Densieski replied I think the fence is a good idea. Mr. Williams said I don't have a problem with putting up a fence. Mr. O'Dea asked if it would be black chain link. Mr. Densieski replied yes black vinyl is fine. Mr. Bergman said there was also one comment from a resident who's concern was traffic of trucks going towards Stotzky. I assume they'll go back to Route 58. Mr. Williams said I can't see any reason for them to make a left. I don't think they'd go through Polish Town. We can always put some kind of sign up to direct them. Mr. Densieski said that's a good idea. Mr. Bergman stated I believe this person was only concerned about the car carriers. Mr. Nunnaro stated Stan, I think your point is well taken. What would you be happy with? Mr. Carey replied I'm not sure. I said a couple of things, I'd rather not see so much clearing but I don't want to hold up the process. Mr. Densieski said I agree but it's an industrial parcel and there's no residential surrounding it.

4. AT&T at 5792 Sound Avenue – Discussion of a site plan application to modify an existing telecommunications facility, consisting of replacing three (3) existing antennas with new hexport antennas, replacing three (3) existing RRH units with new RRH units, installing three (3) new RRH units on the tower, and installing three (3) new RRH's in the equipment area along with associated cables and related equipment on an 11.396 acre parcel located at 5792 Sound Avenue, within the Residence A-80 zoning use district, more particularly described as SCTM No. 600-3-1-2.5. (Greg Bergman)

Greg Bergman stated this is represented by a company in New Jersey. I didn't think it was necessary for them to come out. The site plan is proposing to modify an existing facility. In kind replacements. They aren't installing any generators or anything to produce noise disturbance. Mr. Carey said I'd caution you to not call it in kind. They're adding RRH filters which is added equipment. We've approved these before. It's really not in kind. Did we receive an updated emissions report? Mr. Bergman replied yes. Mr. Carey asked if anyone else is on the site besides AT&T as far as cell carriers. Mr. Bergman replied I'm not sure but I can follow up with them. Mr. Carey

asked if a PE has signed off on a structural report. Mr. Bergman replied yes. Mr. Carey said ok, this is administrative.

5. Schwing Electric – Discussion of a SEQRA Coordinated Review referral to the Planning Board regarding a Special Permit application to the Town Board for the expansion of a pre-existing non-conforming electrical supply warehouse use, which includes the construction of an 8,970 sq. ft. pre-engineered metal building for warehouse use adjacent to the existing 7,800 sq. ft. building and removal of an existing 2,474 sq. ft. building used for storage of material on a 2.336 acre parcel located at 1328 E. Main St., within the Business Center (BC) zoning district, more particularly described as SCTM No. 600-105-1-18.1. (Jeffrey Seeman and Karin Gluth)

Karin Gluth stated Peter Danowski represents this application and was aware of this discussion today however, he can't be here. Everyone should have gotten my Town Board report on the special permit. We haven't received a site plan application yet. This is just a referral for SEQRA. The Town Board is lead agency but it's referred to you for any concerns. I can go over the project and let you know what they're applying for. Mr. Carey asked why the Town Board is the lead agency. Ms. Gluth replied they have the special permit application. Jeffrey Seeman stated the process the Town Board would like to proceed is that any time there is one and it takes an internal coordinated review, they require to be lead agency to funnel everything through them. Ms. Gluth stated you'll still have the site plan application. They are proposing an 8,970 square foot building next to an existing 7,800 square foot building for a warehouse use. They'd remove the 2,274 square foot storage building. It's an existing electrical supply warehouse located about 300 feet from the Route 58 intersection. It's nonconforming in BC zoning which is why they need the special permit to expand. I just want to mention that they went to the ZBA and got a variance to increase the nonconformity of a preexisting nonconforming building because they are increasing the floor area in the front yard setback and also for an occupied landscaped area of 27.2 feet instead of the required 35 feet. Later it was determined a variance would be needed for lot coverage of 16.47% and the same floor area ratio. They can buy TDR's in this district so I think its 1.16 TDR's. Mr. Densiski asked if they have already purchased the TDR's. Ms. Gluth replied no, they were just made aware of it fairly recently. If you look at the report, on page 4, you can see a house through some woods in the back. There's deciduous woods so in the winter it would be even more visible. I brought up concerns of screening residential uses. You can see figure 7 you can clearly see the house behind there. Mr. Carey asked what street the residential homes are on. Mr. Densieski replied I believe Cypress. Ms. Gluth said I'm not sure but I can find out. So fencing and evergreens is what I think is needed. Also I have some concerns about parking. Their parking calculations didn't take into account their small retail/wholesale area. Also they have a loading dock where I saw a truck back into. I just want to make sure there's enough parking for what they're doing here. There's currently three aprons onto East Main Street. One will be gotten rid of. They show what looks to be a new curb cut for the south. No improvement to northern curb cut which isn't in the best condition. But since it's on a state roadway, DOT will make their wishes known. The only other concern, I didn't do a full site plan review, but the concern would be noise. When they came in for a discussion, they said there would be an opening between the buildings so a lot of the traffic would be internal. They weren't showing how much outdoor storage they would have. Currently there's a good amount some of which is encroaching on the woods. I wanted that to be made clear. Noise from vehicles or forklifts or emptying the dumpster which is quite close to the house. They said they would be restricting their hours of operation which would help mitigate that. So as far as storm water, there wasn't any noted during my site visit but they're showing it for the portion of the property the new building will go. So that'll all be covered during site plan review. As far as lighting, there's some concerns about existing lighting they didn't address. That will be covered during site plan review. I wasn't sure any recommendations you'd relay to the Town Board. Mr. Carey asked if there are any bathrooms in the warehouse or if it is just storage. Ms. Gluth replied I'm not sure. They aren't in the sewer district. I would think the Health Department would get involved. Mr. Densieski asked what her thoughts are on the screening. Ms. Gluth replied I think there should be a fence and evergreens. They're showing to keep woods but it doesn't really screen it. Mr. O'Dea asked if there are any height specifications or concerns. It seems it's a tall building. Ms. Gluth replied I'm not really concerned about it. It's more of the screening of the parking area You'd be required to have a 10 foot buffer with 8-foot tall evergreens. They have existing woodlands but it's not a complete visual buffer so I would

recommend at least 8-foot tall evergreens if not with some sort of fencing. Mr. Nunnaro asked if they will have to clean up the sidewalks. Ms. Gluth replied they're showing some sidewalk replacement. Again, DOT will look at it. Mr. Carey asked if the location will change for the storage of outside material. Ms. Gluth replied I believe they are going to move a lot of it indoors. If there will be any, I will want to see where it's going. They're showing an area of outdoor storage that's smaller than what was there originally. Mr. Carey said I don't think there's really anything else. Just really the fence, buffer and lighting. Ms. Gluth replied OK I'll write something up for the Town Board.

6. 1264 West Main Street – Discussion of an amendment to the landscaping plan approved by Resolution No. 2016-117 dated November 17, 2016, for a plan site plan to construct a 6,900 square foot building with 200 square foot roofed-over entry to be used as storage and warehousing facility with accessory office space with associated site improvements on a 47,542 square foot parcel located in the Riverfront Corridor (RFC) zoning district at 1264 West Main Street, Riverhead, further described as SCTM # 600-120-02-002 (Greg Bergman). Added 9/21/17

Martin Kosmynka, applicant, was present. Greg Bergman stated we are here to discuss changes made noted during a site inspection. Mainly they have to do with differences in the approved landscaping plan versus what was planted. I included some detail on page 3 showing some pictures of the types of plants proposed as part of approved plan and pages 4-6 are pictures of what was actually planted. The main changes are in the front landscaped area and mulched area where applicant put eastern red cedar and low shrubberies. Also the approved site plan showed base plantings in front of the building. There's just a concrete sidewalk. The applicant's site plan is somewhat ambiguous where it doesn't state what was going to be there. But there are none now. Maybe the Board would be amenable to planter boxes/potted plants. Also another thing I noted is the wall-pac lighting fixtures aren't dark skies compliant. I went through the Town Code with the applicant and it does show those aren't compliant with the code versus what was approved. I included a cut sheet of lighting that was on the approved lighting plan. So I am just bringing the changes to the Board's attention. The plants don't give as much color but if they grow out it will obscure the building but not the color/variety on the approved plan. Mr. Kosmynka said I was very sensitive to what I'm doing there. The original plan called for 45 cedars I put in 78. Out front I put out 38 in front from 12-14 feet. The original plan showed 7. I put out 61 low shrub bushes. I'm not an arborist but I have a letter from the person I purchased them from. He's been monitoring them. I was worried about them and they're being treated properly. My intention is to close the building in to have it not be seen from the street. My neighbors are happy. I took an eyesore and really did the right thing. I put a lot of pride in it. In the front, it was a mistake. The original plan showed shrubs and I overcompensated. The state required a bike stand. I was required to have ¾-inch bluestone. I want trying to save money on this. As we did it, it showed a curb line here. It didn't make sense. I didn't think it would be an issue at the time. Mr. Carey said I agree the building looks nice and I agree with the curbing and bluestone. The plantings out front don't look that nice. Mr. Kosmynka replied I know but I have a letter, I'm trying to make it look nice. You have to give it time. I have some pink and white that comes out different times of the year. I planted a lot more than what was required. Give them time. If they die I will replace them. My intention is to have it so you don't see it. The trees are big. I put 12-14 footers. John says they're in shock. They will eventually go. They do well in the area. I'll replace whatever dies. I agree they're thin but they are in shock. Mr. Densieski said sometimes with the cedars and the road salt they end up dying. Mr. Kosmynka replied it's my own property, I'm not walking away from it. I want to keep it nice and I'll replace whatever's there. Mr. O'Dea said it needs color and time and you won't get color now. Mr. Nunnaro stated I own the building just west of you. It is looking better. Mr. Densieski said my only issue is the wall-pac's. Mr. Kosmynka said I called the electrician and asked what he put on there. He faxed me what's there. Mr. Densieski said they don't meet the code. Mr. Bergman said the fixtures on the approved site plan are available on 4,000 degree kelvin. Mr. Kosmynka said I have the right light but the fixtures are wrong. Mr. Bergman replied right, the shielding is wrong. The code says light can't be emitted above the lowest point of the light fixture. Mr. Carey said your electrician knows what you need. Mr. Kosmynka said I thought the intention is to not go up in the sky. Can I keep the fixtures and put a shield on it? Mr. Carey asked if his electrician quoted him to a plan he provided. If so you can hold him accountable. Mr. Bergman said if the fixtures can be modified to bring it into compliance then that's ok. Mr. Densieski stated

you can't emit light to your neighbor's property. If it meets the code then it's ok. Mr. Kosmynka asked if I can get a shield it will be ok? Mr. Bergman replied yes, if it can be modified so the light doesn't project forward that would meet the spirit of the code. Mr. Carey said it seems that the Board is ok these trees/shrubs are ok and will take their course? The other members of the Board agreed.

PUBLIC HEARINGS

PUBLIC HEARINGS

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-094 – AT&T at 5792 Sound Avenue – Resolution granting administrative site plan approval for a site plan application to modify an existing telecommunications facility, consisting of replacing three (3) existing antennas with new hexport antennas, replacing three (3) existing RRH units with new RRH units, installing three (3) new RRH units on the tower, and installing three (3) new RRH's in the equipment area along with associated cables and related equipment on an 11.396 acre parcel located at 5792 Sound Avenue, within the Residence A-80 zoning use district, more particularly described as SCTM No. 600-3-1-2.5. (Greg Bergman)

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on September 21, 2017:

WHEREAS, the Planning Board is in receipt of a site plan application from AT&T to replace three (3) existing antennas with new hexport antennas, replace three (3) existing RRH units with new RRH units, collocate three (3) new RRH units on the tower, and install three (3) new RRH's at the equipment area along with associated cables and related equipment at ground level; and

WHEREAS, all modifications and additions will located within the perimeter of an existing wireless communications compound; and

WHEREAS, the subject property is located on the north side of Sound Avenue, Jamesport NY, on a parcel more particularly identified as SCTM #600-3-1-235, which is located in the Residence A-80 (RA80) zoning use district; and

WHEREAS, the Planning Department has received and reviewed a site plan with sheets labeled T01 – Title Sheet, SU-101 – Boundary Survey, A01 – Compound Plan, A02 – Equipment Layout Plan, A03 – Elevation & Antenna Details, A04 – Antenna Plans, A05 – Equipment Details, prepared and stamped by Antonio Alberto Gualtieri, PE, and Jay M. Kimler, LS, last dated June 21, 2017; and

WHEREAS, the applicant submitted a structural analysis report for the existing wireless tower and proposed additions, prepared and stamped by Robert E. Adair, PE, dated March 31, 2017; and

WHEREAS, the applicant submitted an Antenna Site FCC RF Compliance Assessment and Report, prepared August 24, 2017 by Martin J. Lavin, RF Engineer for C Squares Systems, LLC, to assess the potential radiofrequency (RF) exposure levels of the existing and proposed equipment modifications of the facilities in this site plan application; and

WHEREAS, the Riverhead Planning Department identified the application as an Unlisted action pursuant to 6NYCRR Part 617 without a requirement for coordinated SEQR review with involved agencies; and

WHEREAS, a public hearing is not required as this is considered an administrative review as per §301-304 B(3)(g) of the Code of the Town of Riverhead; and

WHEREAS, the site plan review fee, as required by §301-305 G(2) of the Code of the Town of Riverhead has been received as per the Office of the Financial Administrator of the Town of Riverhead; and

WHEREAS, the Planning Board has carefully considered the merits of the site plan application, the SEQRA record to date, the reports of the Planning Department, as well as all other agencies having jurisdiction and relevant Planning, Zoning and Environmental information. Now, therefore be it

RESOLVED, that the Riverhead Planning Board declares itself Lead Agency without the need for coordinated review in the site plan of AT&T Wireless at 5792 Sound Avenue, Jamesport, and issues a negative declaration pursuant to 6NYCRR Part 617 (SEQRA); and be it further

RESOLVED, the application including site plan with sheets labeled T01 – Title Sheet, SU-101 – Boundary Survey, A01 – Compound Plan, A02 – Equipment Layout Plan, A03 – Elevation & Antenna Details, A04 – Antenna Plans, A05 – Equipment Details, prepared and stamped by Antonio Alberto Gualtieri, PE, and Jay M. Kimler, LS, last dated June 21, 2017, is hereby approved by the Planning Board of the Town of Riverhead; and be it further

RESOLVED, that prior to the issuance of a certificate of compliance, the following conditions shall be met:

1. That a post construction analysis of the mounting strut and installations shall be submitted by a NYS Licensed Engineer certifying that the completed work conforms to the approved plans, design and any structural improvements.
2. The site plan shall be revised to include the Planning Board Certification Box on each sheet of the site plan.
3. The applicant submit six (6) revised paper copies and one (1) revised mylar copy of the site plan for the Chairman of the Planning Board to affix his signature to. And be it further

RESOLVED, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to the Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

A motion was made by Mr. Densieski and seconded by Mr. Nunnaro that the aforementioned resolution be approved:

THE VOTE

BAIER ___ YES ___ NO X ABSENT O'DEA X YES ___ NO

NUNNARO X YES ___ NO DENSIESKI X YES ___ NO

CAREY X YES ___ NO

THIS RESOLUTION X WAS ___ WAS NOT

THEREFORE DULY ADOPTED

2. Resolution No. 2017-095 – Glenwood Village I Office Building – Resolution granting preliminary site plan approval to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village I retirement community with handicap access ramp, along with new septic system, lighting, landscaping, and stormwater management improvements on a parcel located in the Residence B-40 (RB40) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-22.3 and parts of SCTM No. 600-119-1-10.2. (Greg Bergman)

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on September 21, 2017:

WHEREAS, the Riverhead Planning Board is in receipt of a site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village retirement community including a handicap access ramp, new septic system, landscaping and lighting improvements, as well as stormwater management systems. The site is an 80.6681 acre parcel located in the Residence B-40 (RB40) zoning use district, more particularly described as SCTM No. 600-119-1-22.3, and parts of 600-119-1-10.2; and

WHEREAS, the Planning Department has received a one page site plan, prepared and stamped by Douglas E. Adams, PE, last dated September 6, 2017, which is based on a property survey, prepared and stamped by Howard W. Young, LS, dated February 8, 2017; and

WHEREAS, the full site plan review fee, \$1,550.00, as required by §301-305G(1) of the Code of the Town of Riverhead has been paid upon receipt of the application; and,

WHEREAS, in a letter dated July 28, 2017, the Town Engineer had the following comments:

1. Please provide a detail of the sidewalk and associated curbing. If Belgian blocks will not be used along the sidewalk, please delineate the areas where Belgian blocks will be installed.

WHEREAS, in a letter dated August 1, 2017, the Chief Building Inspector had the following comments:

1. All plans and construction must conform to the International Building Code with New York State Supplements and all agencies having jurisdiction.
2. Office building is proposed 10 ft. from property line. While Chapter 249: Mobile Homes and Travel Trailer Parks does not specifically call out setbacks for park office or community buildings, homes are to be at least 15 ft. from property boundaries not on a public street. It is recommended to locate the office 15 ft. from the northern property line, or relief from the Zoning Board of Appeals will be required.
3. Fire Marshal permit will be required for construction.
4. Riverhead Water district approvals will be required for new water service.
5. Suffolk County Department of Health Services Office of Wastewater Management approval will be required for the proposed on-site sanitary system.
6. All approvals or permits from agencies having jurisdiction must be received by this Department prior to the issuance of a building permit.

WHEREAS, in a letter dated August 2, 2017, the Fire Marshal had the following comments:

1. Construction shall conform to the International Building and Fire Codes.
2. Permit to construct is required by the Fire Marshal's office.
3. Pending any other information forth coming, comments will be made and submitted at that time; and

WHEREAS, in a letter dated September 14, 2017, the Town Attorney's office had the following comments:

After reviewing the title report from Stewart Title Insurance Company, Title No. STP-0328, dated July 12, 2017, in connection with the above referenced site plan application to determine conformance with Town Code §301-306A(5), no previously recorded restrictions or prohibitive uses on the property to prohibit or restrict the proposed site plan work were found. It is noted that there are two previously recorded gas and electric easements (dated 1964 & 1969), being 10 foot in width, that runs along the entire perimeter of the parcel, however, they are not depicted on the map. It is also noted that the chain of title contained in said title report only goes back 21 years, but the deeds included in said report go back to 1941, rendering it acceptable; and

WHEREAS, the Town of Riverhead Architectural Review Board reviewed the application at the July 26, 2017 ARB meeting and recommended approval of the plans as-is; and

WHEREAS, the site plan has been revised to address the Town Engineer's comments from a letter dated July 28, 2017; and

WHEREAS, the Riverhead Planning Board held a public hearing on September 7, 2017 to receive public input on the site plan application; and

WHEREAS, the public hearing was closed on September 7, 2017; and

WHEREAS, after reviewing the Short Environmental Assessment Form, site plan, and supporting documentation, the proposed action is an Type II Action, pursuant to 6NYCRR Part 617.5(c)(7) (SEQRA) with no further environmental review required; and

WHEREAS, the Planning Board has carefully considered the merits of the final site plan application, the SEQRA record to date, public comments, reports from involved agencies, reports from the Town Planning Department, as well as all other relevant planning, zoning, and environmental information. Now, therefore be it

RESOLVED, that the preliminary one page site plan, prepared and stamped by Douglas E. Adams, PE, last dated September 6, 2017, which is based on a property survey, prepared and stamped by Howard W. Young, LS, dated February 8, 2017, is hereby approved by the Planning Board with the following conditions:

1. That no site work shall begin nor shall Building Permits be issued until a Planning Board resolution granting Final Site Plan Approval is adopted and until all conditions of the Final Site Plan Approval Resolution are fulfilled.
2. That ten (10) sets of site plans must be submitted for review for Final Site Plan Approval.

RESOLVED, that pursuant to section 301-305B(6)(b) of the Town Code of the Town of Riverhead, this preliminary approval shall be valid for one year from the date of approval; and be it further

RESOLVED, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to Kimberly A. Judd, Esq., 737 Roanoke Avenue, Riverhead, NY 11901; the Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

A motion was made by Mr. O'Dea and seconded by Mr. Densieski that the aforementioned resolution be approved:

THE VOTE

BAIER ___ YES ___ NO **X** **ABSENT** **O'DEA** **X** YES ___ NO

NUNNARO **X** YES ___ NO **DENSIESKI** **X** YES ___ NO

CAREY **X** YES ___ NO

THIS RESOLUTION **X** **WAS** ___ **WAS NOT**
THEREFORE DULY ADOPTED

3. Resolution No. 2017-096 – sPower – Resolution accepting the Final Environmental Impact Statement as adequate for circulation to involved agencies, prepared for a site plan, minor subdivision, and special permit application to construct a 20 megawatt commercial solar energy production facility in the Hamlet of Calverton. (Greg Bergman)

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on September 21, 2017;

WHEREAS, the Riverhead Planning Board, by resolution No. 2017-10, dated February 2, 2017, issued a Positive Declaration pursuant to SEQRA for a minor subdivision of land, application for site plan and routing plan, and special permit for the construction of a 20 megawatt solar photovoltaic energy production facility proposed on the west side of Peconic Avenue, south of Middle Country Road, Calverton, NY, described as SCTM No. 600-116-1-7.2 and SCTM No. 600-98-1-21.1 located within the Industrial C (IC) zoning use district; and

WHEREAS, the Lead Agency issued a Final Scope on April 6, 2017 and has received and reviewed a Draft Environmental Impact Statement (DEIS) for "sPower Calverton Energy Facility," prepared by VHB, dated June 6, 2017; and

WHEREAS, substantive comments on the DEIS have been received by the applicant and the applicant has responded to said comments; and

WHEREAS, Town of Riverhead Planning Staff has received and reviewed a Final Environmental Impact Statement (FEIS), prepared by VHB, dated August, 2017, and has deemed the FEIS adequate per SEQRA requirements and recommends acceptance. Now, therefore be it

RESOLVED, that the Riverhead Planning Board hereby accepts the FEIS as complete; and be it further

RESOLVED, the Town of Riverhead Planning Board hereby authorizes the Planning Department to place the DEIS on the Town's website for public review and forward a copy of the resolution and attachments to all involved agencies, file the FEIS with the Town Clerk, circulate the FEIS to involved agencies for coordinated review, and make available the paper copy of the FEIS for public comment at the Office of the Town Clerk, the

Planning Department and the Riverhead Library and place notice in the NYSDEC Environmental News Bulletin; and be it further

RESOLVED, that the clerk of the Planning Department is hereby authorized to forward a copy of this resolution to David Wortman of VHB, 100 Motor Parkway, Suite 135 Hauppauge, NY 11788; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a copy of same may be obtained from the Office of the Town Clerk.

A motion was made by Mr. Nunnaro and seconded by Mr. O'Dea that the aforementioned resolution be approved:

THE VOTE

BAIER ___ YES ___ NO X ABSENT O'DEA X YES ___ NO

NUNNARO X YES ___ NO DENSIESKI X YES ___ NO

CAREY X YES ___ NO

**THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED**

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the September 7, 2017 Planning Board Meeting

A motion was made by Mr. Densieski and seconded by Mr. Nunnaro that the minutes be approved:

THE VOTE

BAIER ___ YES ___ NO X ABSENT O'DEA X YES ___ NO

NUNNARO X YES ___ NO DENSIESKI X YES ___ NO

CAREY X YES ___ NO

**THESE MINUTES X WERE ___ WERE NOT
THEREFORE DULY ADOPTED**

EXECUTIVE SESSION

NEXT MEETING DATE – October 5, 2017 at 7:00 PM

CORRESPONDENCE

Mr. Carey said I have a question for Brad regarding the Costco site. I noticed on the weekends there's a lot of fill going in and out. Is it being monitored? Mr. Hammond replied there's a soil mix they are to bring in. Mr. Seeman said I'm there monitoring and will double check for you. Mr. Carey said just double check what is going in and out over the weekend. Mr. Seeman said I have a question along that line as well so I will ask them. Mr. Hammond asked if it was Saturday or Sunday. Mr. Carey replied it was Saturday. Mr. Hammond stated nothing should be happening Sunday. Courtney Riley of VHB stated it's structural material coming in that was required by the Town. That's the fill coming in. It's a structural material placed under the pavement beds. It's more of a granular stone. Mr. Carey asked if she knew it was being done over the weekend to which Ms. Riley replied no, I didn't.

A motion was made by Mr. Nunnaro and seconded by Mr. Densieski that the meeting be closed:

THE VOTE

BAIER ___ YES ___ NO X ABSENT O'DEA X YES ___ NO

NUNNARO X YES ___ NO DENSIESKI X YES ___ NO

CAREY X YES ___ NO

**THESE MINUTES X WERE ___ WERE NOT
THEREFORE DULY ADOPTED**

**On October 5, 2017 a motion was made by Mr. Densieski and seconded by Mr. O'Dea
that the minutes be approved:**

THE VOTE

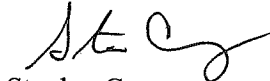
BAIER X YES ___ NO O'DEA X YES ___ NO

NUNNARO X YES ___ NO DENSIESKI X YES ___ NO

CAREY X YES ___ NO

**THESE MINUTES X WERE ___ WERE NOT
THEREFORE DULY ADOPTED**

Signed,
PLANNING BOARD



Stanley Carey
Chairman